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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 16/01/2025 2:32:01 PM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

16/01/2025

MS Joanna Thompson  
1 / 7 Lauderdale AVE  
Fairlight NSW 2094  
[REDACTED]

**RE: DA2024/1562 - 5 Lauderdale Avenue FAIRLIGHT NSW 2094**

Dear Assessment Officer (s),

Re: DA 2024/1562 5 Lauderdale Ave , Fairlight 2094

I respectfully ask you to carefully consider these objections in your assessment.

This proposal is non-compliant and unnecessarily bulky on what is an important piece of land right on the culturally significant Sydney Harbour Foreshore.

I fully understand the need for more accommodation and would be supportive of a proposal that is fully compliant with MLEP13 and is set back more than 10 metres from the southern boundary of the plot.

My objections to the above centre on:

1. As a resident neighbour, the reduction in my personal amenity through loss of sunlight and green view; and
2. preserving the beauty and character of Fairlight Cove for the many locals and visitors who enjoy Fairlight pool/ beach and the iconic Manly Scenic Walk.

1. I live in unit 1, 7 Lauderdale Avenue and therefore will be directly affected by the development next door. I am very concerned that the proposal includes the removal of all trees which reduces the natural beauty, greenery and bird and other wildlife habitat. The scale of the proposed building is excessive. My particular concern relates both to the closeness of the building to the western and southern boundaries and to its height, bulk and depth. The land has a considerable slope down from Lauderdale Avenue. It doesn't appear that this has been taken into account in the proposal.

My biggest personal concern is the loss of sunlight on my balcony. I now have the prized amenity of morning sun on my balcony and this is where I spend most of my mornings. As you can imagine, this direct warmth and sun is of great value to me. I have photos should you wish to see these.

This sunlight will disappear under the current proposal. I am very distressed by this prospect. Please limit the southern building line of no 5 Lauderdale Avenue to a maximum of 10 metres from the southern boundary i.e. in line with the frontage of 7 Lauderdale Avenue (ex balcony). A 4 unit building such as 17 Lauderdale Avenue would achieve this since each level stepped

back thereby respecting the slope of the land. The lowest level is set well down and concealed behind an attractive stone wall which is in keeping with the local character. Only 2 levels are visible from above stone wall.

2. Fairlight Cove is a much used and loved local gem which warrants preservation. I strongly believe that all planning permission should respect the local character (if special), the immediate neighbours and the beauty of the setting.

Fairlight Cove has a gentle vibe and the buildings are mainly two and three storey dwellings. However, there are a few exceptions which were built before the current building controls and environmental considerations came into play. These older buildings are, sadly, quite different from the rest and don't really match the overall scale of the area. There is no reason that this past disregard for aesthetics should be repeated.

It's noteworthy that there have only been two new developments in this bay area since the MLEP 2013 guidelines. Those are 3A/3B Lauderdale Ave and 17 Fairlight Crescent. I am really pleased to be able to say that these newer projects have been thoughtfully designed and scaled to respect the land, the neighbours, and the scenic beauty of the area.

The total length of the foreshore is quite small (approx. 275 meters), and because the land curves inward in a concave shape, you can see the entire built form of the Cove from any vantage point. To protect this unique and delicate landscape, the Council has set some rules: a maximum of two storeys for buildings, a height cap of 8.5 meters, and wall heights determined by the natural slope of the land. This way, the buildings complement the gentle downward slope towards the coastline.

I am appreciative of the consideration and work that The Council has put into establishing the building guidelines. Now is the time to bring these to bear. Instead, it appears that the developers of 5 Lauderdale Ave have consciously chosen to submit an application that clearly exceeds these guidelines. I can't help but feel that that The Council and neighbours are being "gamed" - start with an outrageous plan and then accept a slight trimming which will still be way beyond the gentle vibe of Fairlight Cove. The plan would be entirely acceptable on a general site - not harbour facing in a place of iconic natural beauty. Yes, we need more accommodation but not bulky developments in our prized beauty spots.

Thank you in advance for your careful consideration.

Kind regards,

Joanna Thompson